



**4 AINSLIES BELVEDERE**  
Bath

Carter Jonas



## 4 AINSLIES BELVEDERE, BATH, SOMERSET, BA1 5HT

- Bath City Centre 0.5 miles
- London (Paddington) from 90 minutes from Bath Spa Station
- M4 (J18) 10 miles

Reception hall • Drawing room • Dining room • Kitchen  
• Utility room • Main bedroom with en suite bath/  
shower room • Three further bedrooms • Bathroom

Storage vaults • Landscaped garden with shepherd's  
hut • EPC rating D

### DESCRIPTION

A beautifully presented Georgian townhouse originally started in 1760 and set back in a quiet terrace with accommodation set across four floors. A welcoming reception hall with a stain glass window has flag stone floors with a cantilever stone staircase. A fine drawing room with an open fireplace with marble surround has a large sash window with lovely views and either side of the fireplace are arched top bookcases. At the front of the house is currently a double bedroom, again having the original marble surround open fireplace and a large sash window.

A generous principal bedroom sits to the rear of the first floor, again benefiting from the amazing views across Hedgemoor Park and across Bath and a door leads through to a huge en suite bathroom. The floor above has two further double bedrooms and a bathroom.

The ground floor reception hall leads down to a large, open plan kitchen and dining room, excellent for entertaining and overlooking and opening into the garden. Off the kitchen is a large room to the rear presently used as a utility and laundry room. There are storage vaults to the front of the property.

**A GRADE II LISTED FOUR STOREY TOWNHOUSE IN AN EXCELLENT CENTRAL BUT TUCKED AWAY POSITION OVERLOOKING HEDGEMOOR PARK.**











The rear garden has been lovingly tended to, having been landscaped to create a paved patio with a vine covered pergola leading down to a lawn flanked by bay trees and flowering plants and shrubs. At the bottom of the garden is a private and hidden spot with a shepherd's hut, excellent for escaping away on a summer night.

#### SITUATION

Located on the lower slopes of Lansdown, in a small and tucked away cul de sac, Ainslies Belvedere is a very pretty row of Georgian townhouses in close proximity to the city centre, allowing a short stroll to access all the city has to offer, whilst being quiet and private. It backs onto the Grade II listed Hedgemoor Park and Gardens with bandstand and children's play area, leading directly onto Walcot Street into the centre of the city. At the end of the cul de sac are a couple of artisan shops and a restaurant, whilst the city centre provides a wide range of shopping, leisure, sporting and cultural facilities. Schooling in Bath is excellent and access to the M4 (J18) is 10 miles to the north.

### ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Planning:** The property is Listed Grade II

**Council Tax:** Band G

**Directions:** From the city centre proceed up Lansdown Hill and Ainslies Belvedere is on the right hand side of the road before reaching Camden Crescent. There is permit parking to the front of the terrace.

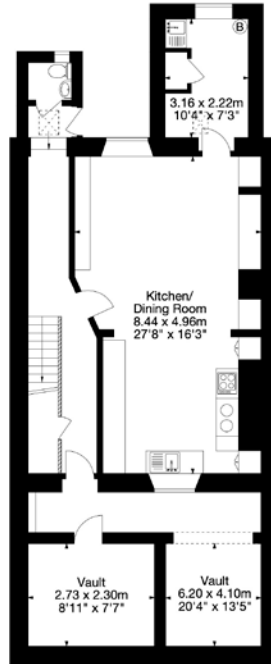




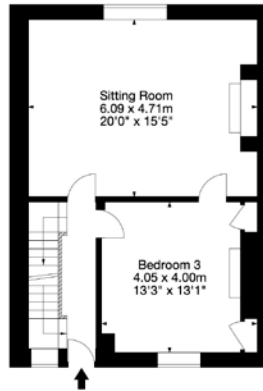




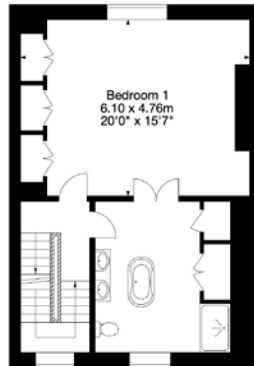
4 Ainslie's Belvedere, Bath BA1 5HT  
 Gross Internal Area (Approx.)  
 Main House = 224 sq m / 2,411 sq ft  
 Vaults = 17 sq m / 183 sq ft  
 Total Area = 241 sq m / 2,594 sq ft



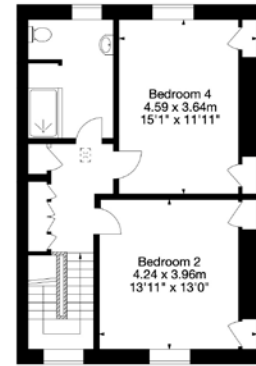
Basement



Ground Floor



First Floor



Second Floor

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 Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
 All measurements and areas are approximate and should not be relied on as a statement of fact.

**Capture.**

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